

**CONCEPT REVIEW - NEW ITEM****2. 20 S VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 017-172-008

Application Number: MST2005-00068

Owner: Thomas Hashbarger &amp; Richard Merrill

Architect: Thomas Hashbarger

(Proposal to convert two residential units to two condominium units and convert existing carport to garage. Project will result in one two bedroom unit and one four bedroom unit. Three covered and one uncovered parking spaces will be provided.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)**

**(5:46)**

Thomas Hashbarger, Architect, present.

Motion: Continued indefinitely with the following comments and conditions: 1) The project is a well conceived project. 2) The modification request has been resolved, therefore, is no longer an issue. 3) The project meets the Condominium Guidelines. 4) Maintain a one-foot planter strip along the portion of the driveway where the hedge is being removed. 5) Add one large canopy tree in the interior area of the motor court.

Action: Manson-Hing/Wienke, 4/0/0. Bartlett stepped down.

**CONCEPT REVIEW - NEW ITEM****3. 222 SANTA BARBARA ST**

OC/SD-3 Zone

Assessor's Parcel Number: 017-021-007

Application Number: MST2005-00736

Owner: Wright &amp; Company

Architect: Peikert Group Architects

Agent: John Dohm

(This is a proposal for 16 affordable three-story rental units with 12 garage parking spaces on Site #3 of the Paseo de la Playa Development. The total size of the project is 17,169 square feet. A modification is required for reduced parking spaces.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)**

**(6:03)**

Gordon Brewer, Peikert Group Architects; Carrie Bingham, Peikert Group Architects; and John Dohm, Agent, Suzanne Elledge, Architects; present.

Mr. Dohm read a letter which was submitted by the Housing Authority, which stated their request for vehicular use and ownership restrictions, with a defined work area. In addition, reduced parking with a higher density to accommodate the needs for the work force.

- Motion: Continued indefinitely with the following comments: 1) The Board supports the project and the concept of creating work force units, and is pleased with the applicant's efforts to achieve density bonus. 2) The parking is internal to the site and not apparent from the street. The long two way driveway is consuming open space which could be better used as a shared outdoor paseo for the residents and circulation. 3) The Board likes the modulation, layering and articulation of the architecture, especially the west side as seen from Santa Barbara Street. 4) The Board is supportive of the modification request for demand base parking, however, does not support the setback modification request along the north property line for the garage or the third floor encroachment into the R-3 setback. 5) It is suggested to carve away some of the roof linkages, to create more of a variety in roof forms and with the verticality. The Board would also like to see a modulation in the horizontal plane, especially on the north façade, and feels the north elevation has too much of an institutional character. 6) If possible, lower the building, with a partial lowering of the garage floor and/or depress the front units to gain extra modulation. 7) Provide photo documentation from the upper level, common use area decks, to ensure there are no privacy impacts; particularly to the neighbors to the south. 8) Provide clarity on any solar access issues. 9) Provide clarity with the proposed transformers and utility aspects of the project. 10) The modification request for a zero front yard residential setback is not supportable. Applicant is to work with staff to resolve all setback issues prior to return.
- Action: Wienke/Eichelberger, 5/0/0.

**THE BOARD RECESSED FROM 6:49P.M. UNTIL 7:09P.M.**

**FINAL REVIEW**

**4. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025  
Application Number: MST2002-00257  
Owner: Santa Barbara Mental Health Association  
Applicant: Ann Marie Cameron  
Architect: Hochhauser & Blatter  
Agent: Suzanne Elledge Permit Processing  
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 048-03.)**

Continued one week at Staff's request.